

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, March 3, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-308** Application of **Ian Griswold** for a special exception from the zoning regulations to convert storage space in the detached unit into a living room and thereby increase the non-conformity of a lot that is used for three dwelling units (i.e., a “triplex”) The property is located at **865 Virginia Circle N.E.**, fronts 51 feet on the south side of Virginia Circle and begins 50 feet west of the southwestern corner of Virginia Circle and Barnett Street. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owners: Ian and Emily Griswold
Council District 6, NPU-F
- V-05-349** Application of **Dale L. Caldwell** for a variance from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 0 feet and 2) to reduce the rear yard setback from the required 7 feet to 2 feet (as measured from the centerline of a rear alley), for the construction and expansion of a detached garage. The property is located at **283 10th STREET N.E.**, fronts 50 feet on the south side of Tenth Street and begins 50 feet west of the southwestern corner of Tenth Street and Argonne Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Dale L. Caldwell
Council District 6, NPU-E
- V-05-394** Application of **Barry Wright** for a variance from the zoning regulations to reduce the east side yard setbacks from the required 7 feet to 0.8 feet, for conversion of a deck into an extension of an existing carport. The property is located at **559 WIMBLEDON ROAD N.E.**, fronts 65 feet on the south side of Wimbledon Road and begins 557 feet west of the southwestern corner of Wimbledon Road and Piedmont Road. Zoned R-4 (Single-Family Residential) District. Land Lot 57 of the 17th District, Fulton County, Georgia.
Owner: Barry Wright
Council District 6, NPU-F
- V-05-404** Application of **Jim Garcia** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 8 feet, for construction of a detached carport on a single-family lot. Property is located at **3919 LAKE FORREST DRIVE N.E.**, fronts 100 feet on the east side of Lake Forrest Drive and begins 613 feet south of the southeastern corner of Lake Forrest Drive and Laurel Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 96 of the 17th District, Fulton County, Georgia.
Owner: Jim Garcia
Council District 8, NPU-B

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- V-05-406** Application of **Michael D. Chatham** for a special exception from the zoning regulations to reduce on-site parking from 14 to 0 spaces for renovation of a commercial building for a retail establishment. Property is located at **1133 EUCLID AVENUE N.E.**, fronts 40 feet on the south side of Euclid Avenue, and begins 132 feet west of the Southwestern corner of Euclid Avenue and Moreland Avenue. Zoned NC-1 (Little Five Points Neighborhood Commercial) District. Land Lot 15 of the 14th District, Fulton County, Georgia.
Owner: John Patronis
Council District 2, NPU-N
- V-06-01** Application of **Chad Mercer** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet and 2) increase the lot coverage from the allowed maximum of 50% to 59%, for construction of a single-family house. Property is located at **175 SAMPSON STREET N.E.**, fronts 50 feet on the east side of Sampson Street, and begins 123 feet north of the northeastern corner of Sampson Street and McGruder Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Chad Mercer
Council District 2, NPU-M
- V-06-02** Application of **Sarran Marshall** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 28 and 2) reduce the north side yard setback from the required 7 feet to 5 feet for enclosure of the porch of a single-family house. Property is located at **779 STOKESWOOD AVENUE S.E.**, fronts 51 feet on the west side of Stokeswood Avenue and begins 255 feet south of the southwestern corner of Ormewood Avenue and Stokeswood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 176 of the 15th District, DeKalb County, Georgia.
Owner: Alexander F. Levy
Council District 5, NPU-W
- V-06-03** Application of **Neil Struby** for a special exception from the zoning regulations to expand a non-conforming duplex by adding a porch. Property is located at **1095 EAST CONFEDERATE AVENUE S.E.**, fronts 52 feet on the south side of East Confederate Avenue and begins 428 feet east of the southeastern corner of East Confederate Avenue and Woodland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Matthew Sanders
Council District 1, NPU-W

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- V-06-04** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 15 feet and 2) reduce the north side yard setback from the required 5 feet to 3 feet, for construction of a single-family house. Property is located at **766 & 768 REED STREET S.E.**, fronts 42 feet on the east side of Reed Street and begins 158 feet north of the northeastern corner of Reed Street and Little Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 1, NPU-V
- V-06-05** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 18 feet and 2) reduce the rear yard setback from the required 15 feet to 12 feet, for construction of a single-family house. Property is located at **477 FLORIDA AVENUE S.E.**, fronts 53 feet on the west side of Florida Avenue and begins 150 north of the northeastern corner of Florida Avenue and Glenwood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 12 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 1, NPU-W
- V-06-06** Application of **John L. Morrison for Highland Park, LLC** for a special exception from the zoning regulations to reduce on-site parking for a restaurant from the required 52 spaces to 0 spaces, and allow 52 parking spaces on two lots within 500 feet at 680 Highland Avenue, N.E. (22 spaces), and 227 Sampson Street, N.E. (30 spaces). Property is located at **668, 670, 672, 674, & 676 HIGHLAND AVENUE N.E.**, fronts 109.4 feet on the north side of Highland Avenue and begins 690 feet east of the north eastern corner of Highland Avenue and Glen Iris Drive. Zoned C-2 (Commercial Service) District. Land 19 of the 14th District, Fulton County, Georgia.
Owner: Highland Park, LLC.
Council District 2, NPU-M
- V-06-07** Application of **Michael Kamalian** for a special exception from the zoning regulations to reduce on-site parking from the required 41 spaces to 0 spaces to allow for conversion of a commercial building from retail use to use for an eating and drinking establishment. Property is located at **3059 PEACHTREE ROAD, N.E.**, fronts 30 feet on the east side of Peachtree Road, and begins 220 feet south of the southeastern corner of East Paces Ferry Road and Peachtree Road. Zoned C-3 (Commercial Residential) District. Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner: Michael Kamalian

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Council District 7, NPU-B

- V-06-10** Application of **Jacques Coquerel** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 7 feet, for construction of a single-family house. Property is located at **50 POPE STREET S.W.**, fronts 40 feet on the south side of Pope Street and begins on the southwestern corner of Pope Street and Crew Street. Zoned R-5 (Two-Family Residential) District. Land Lot 74 of the 17th District, Fulton County, Georgia.
Owner: Trans Atlantic Inv. Group, Inc.
Council District 1, NPU-V
- V-06-11** Application of **Nicholas A. Jackson** for a variance from the zoning regulations to 1) reduce the side yard setback from the required 7 feet to 3 feet, 2) reduce the half- depth front yard setback from the required 15 feet to 10 feet, 3) allow a parking pad in the front yard, and 4) pave more than 1/3 of the front yard setback, all for construction of a single- family house. Property is located at **206 CLIFTON STREET N.E.**, fronts 40 feet on the east side of Clifton Street and begins on the southeastern corner of Memorial Drive and Clifton Street. Zoned R-4A (Single- Family Residential) District. Land Lot 207 of the 15th District, DeKalb County, Georgia.
Owner: Nicholas A. Jackson
Council District 5, NPU-0

DEFERRED CASES

- V-05-341** Application of **Gene Fink** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 20 feet to 7 feet, 2) reduce the south side yard setback from the required 20 feet to 7 feet, 3) allow parking and paving in the north and south side yards, and 4) eliminate the required fencing or screening along the side and rear lot lines, for construction of an office and residential building. The property is located at **275 WEST WIEUCA ROAD N.E.**, fronts 70 feet on the west side of West Wieuca Road and begins 615 east of the southeastern corner of West Wieuca Road and Roswell Road. Zoned R-LC (Residential-Limited Commercial) District. Land lot 95 of the 17th District, Fulton County, Georgia.
Owner: Urban Communities
Council District 7, NPU-B
- V-05-342** Application of **Allen L. Broughton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 20 feet to 7 feet, for construction of a mixed use, office and residential building. The property is located at **305 WEST WIEUCA ROAD N.E.**, fronts 65 feet on the south side of West Wieuca Road and begins 811 feet southeast of the southern corner of West Wieuca Road and Roswell Road. Zoned RLC-C (Residential-Limited Commercial-Conditional) District. Land Lot 95 of the 17th District, Fulton County, Georgia.

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Owner: Allen L. Broughton
Council District 7, NPU-B

V-05-363 Appeal of **Mary Carole Cooney** of a decision of staff person of the Bureau of Buildings to lift a stay of construction and thereby allow continuation of construction of a single-family house that appellant claims is in violation of the maximum allowed building height. Property is located at **15 MADDOX DRIVE N.E.**, fronts 83 feet on the south side of Maddox Drive and begins 100 east of the south eastern corner of The Prado and Maddox Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.

Owner: Cooper Richter
Council District 6, NPU-E

V-05-370 Application of **Frederick McCree** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 3 feet, 10 inches, for an addition to a single-family house. Property is located at **1137 WADE AVENUE N.E.**, fronts 44 feet on the south side of Wade Street, and begins 159 feet east of the south eastern corner of Wade Street and Kensington Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 14 of the 14th District, Fulton County Georgia.

Owner: Fredrick McCree
Council District 5, NPU-N